

BARNSTOWN

neighbourhood study
for the

CITY OF HAMILTON

CA30NHWQ60

79015

HAMILTON PUBLIC LIBRARY

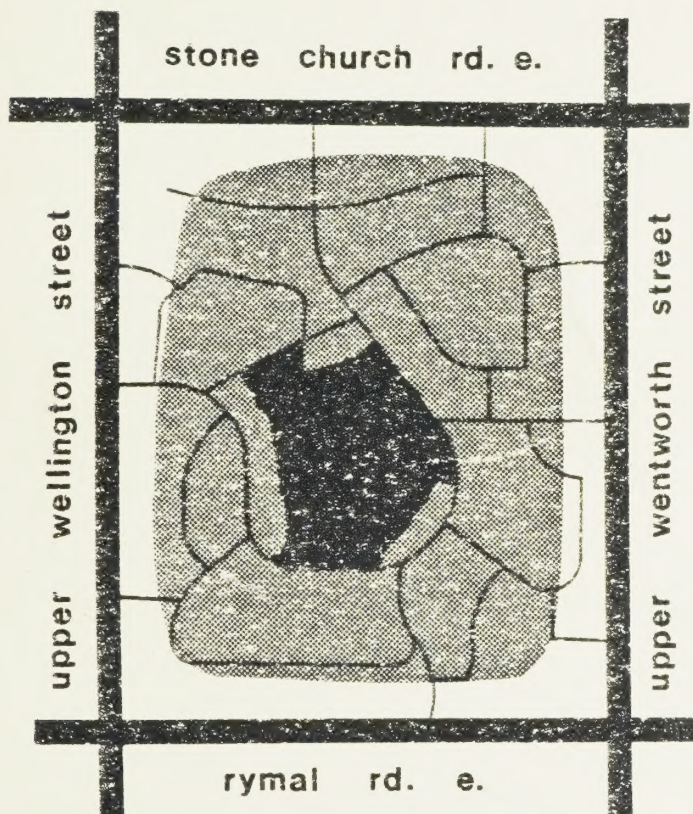


3 2022 21293019 8

CRERAR

RYCKMANS

BUTLER




CHAPPEL WEST

prepared by:

The Regional Municipality of Hamilton -
Wentworth Planning and Development Dept.

TABLE OF CONTENTS

		<u>Page Number</u>
I	INTRODUCTION	1
II	NEIGHBOURHOOD PLANNING	2
III	PLAN FOR BARNSTOWN	3
	Description of Area	3
	Objective of Plan	3
	Staging	3
	Traffic Circulation	3
	Residential Land Use	4
	Residential Densities	4
	Schools	4
	Commercial	5
	Open Space	5
IV	IMPLEMENTATION	6
	General	6
	Zoning	6
	Subdivision	6
	Site Plan Control	7
	Public Participation	7
V	THE NEIGHBOURHOOD ANALYSIS (Chart)	
VI	DESIGN PLAN	
	Barnstown	
VII	NEIGHBOURHOOD CONCEPT (Diagram)	



Digitized by the Internet Archive
in 2023 with funding from
Hamilton Public Library

<https://archive.org/details/barnstownneighbo00unse>

1. INTRODUCTION

This plan elaborates on the Official Plan in guiding the growth and development of the Barnstown Neighbourhood. The plan provides a neighbourhood framework for road layouts and detailed land uses into which each individual development should fit. However, the plan is flexible since the Council of the City of Hamilton has the power to amend the plan after considering any proposed change.

Designations of land uses in this plan do not affect present zoning and any zoning changes will have to be initiated prior to development. The plan was adopted by the City of Hamilton on May 9, 1978, after participation from the public and government agencies. Public meetings were held on November 2, 1977, March 20, 1978 and April 12, 1978. The public is welcome to discuss the plan with staff of the Neighbourhood Section of the Planning and Development Department.

II NEIGHBOURHOOD PLANNING

The residential neighbourhood is defined in the Official Plan as the basic planning unit in organizing the form of urban development. It is a physical unit within which the basic common needs of the population for education, recreation, shopping facilities, churches, etc. are satisfied. It is the standards for these facilities from which the size and the design of the neighbourhood emerge. These neighbourhood areas usually encompass the service area of an elementary school.

The pattern of the proposed neighbourhoods in the City of Hamilton is established in general by the grid of major roads which is already in existence within the area. The spacing of roads not being regular, the neighbourhoods vary considerably in size averaging 200 acres. Neighbourhood boundaries often have to be modified by the existence of physical barriers such as railroads, major thoroughfares, water courses and large areas of non-residential uses.

Neighbourhood studies for undeveloped areas, such as the Barnstown Neighbourhood, are for areas mainly south of Mohawk Road. The Official Plan amendment * covering these areas contains a maximum of 35 persons per acre, but some neighbourhoods either whole or in part are restricted to densities of about 25 to 30 persons per acre because of the limited capacity of the existing trunk sewer which serve them, or inaccessibility to services such as shopping centres, etc.

The Official Plan recommends that the neighbourhoods be developed with a wide variety of dwelling types, ranging from single family dwellings to multi-family apartments, firstly, to permit the economic development of residential land, and, secondly, to provide as wide a range of choice as possible to the people of each neighbourhood in the selection of the type of residence. The neighbourhoods so formed are then grouped into larger units, namely communities, each served by a community centre located where the neighbourhoods adjoin. (See attached diagram illustrating the relationship of neighbourhoods and communities).

* 1967 Official Plan for the Undeveloped Areas of the Hamilton Planning Area Amendment No. 228.

III PLAN FOR BARNSTOWN

Description of Area

The specific area under investigation, i.e., Barnstown Neighbourhood, is bounded by Stone Church Road on the north, Rymal Road on the south, Upper Wentworth Street and Upper Wellington Street on the west.

The gross area of the Barnstown Neighbourhood is approximately 212.63 acres of which 24.77 acres are designated for school sites, parklands, private cemetery and commercial. The area is generally flat with a small but noticeable rise from the north to Rymal Road.

Objective of Plan

This study projects the future inter-relationship of land uses for Barnstown Neighbourhood. It portrays predominantly the general location and extent of types of residential areas. The institutional, open spaces and commercial uses also form an integral part of a neighbourhood plan.

Staging

The area under investigation is phased for residential development in the second stage according to the Official Plan. The Development Program is intended to provide for the orderly and economic extension of all municipal works and services.

Traffic Circulation

The study area is bounded by major arterial roads. Traffic lights will be placed at each major intersection and also approximately halfway along the arterials and collectors enclosing the neighbourhood. Controlled access to the interior of the neighbourhood will be provided at these halfway points by means of the local internal distributor street system.

The internal circulation will basically be a distributor road, the backbone of the neighbourhood circulation system, to which the local residential streets will be connected. The intersection of the local streets and the distributor road will be in the form of a "T" junction where feasible to lessen the possibility of conflicting traffic movements.

The internal street system is based on a curvilinear pattern. This pattern has the advantage that it cuts down the speed of movement and also keeps the through traffic out of these areas thus protecting residential amenity. The local residential streets will generally be in loop or cul-de-sac form. All loops are intended to connect to the distributor to make streets easier to find.

Residential Land Use

The proposed Official Plan recommendations regarding the provision of a wide variety of dwelling types have been adhered to in this plan. The residential development is subdivided in 3 broad categories for the purpose of this plan, namely:

- 1) One and Two Family Dwellings
- 2) Attached dwellings
- 3) Medium density apartments

The neighbourhood would therefore contain a range of house types, e.g. single family homes, zero lot line single family homes, semi-detached homes, row houses, townhouses, duplexes, apartments, etc. Variation in types of dwellings avoids monotonous appearance, enables the creation of a pleasing skyline and provides good opportunity for imaginative designs.

The standards for development purposes are based on gross residential density which includes 5.5 units or 20.9 persons per acre (for one family dwellings on larger lots), 7.25 units for 27.5 persons per acre (for one and two family dwellings), 12 units for 45.6 persons per acre (for attached dwellings) to 40 units or 96 persons per acre (for medium density apartments.)

The multiple family dwellings and attached housing are designated on the periphery of the neighbourhoods with the single and semi-detached units in the interior, except where single family dwellings already exist along Rymal Road and Upper Wellington Street. Thus the major traffic generators, higher density housing, are in locations that are directly accessible from the major traffic arteries without traversing the local residential streets. This leads to minimizing of noise and other inconveniences and more privacy to the residents.

This arrangement of residential land uses places the multiple family units close to any future Public Transit Service which would service the area via the arterial and collector street system surrounding the study area.

Residential Density

The proposed gross residential density for the Barnstown Neighbourhood is 34.7 persons per acre. After deducting the lands required for schools, parks, private cemetery and commercial, this will yield a total population of 6,531 persons.

Schools

Where feasible, schools are placed at the centre of the neighbourhood which they serve. This increases the overall accessibility for school users.

Commercial

Land for neighbourhood commercial use is designated at the halfway point on Upper Wentworth Street between Stone Church and Rymal Road.

Open Space

The open space areas in accordance with the topography will provide for active and passive recreation. It is recommended that individual mature trees be retained wherever possible.

IV IMPLEMENTATION

General

Adoption of the design plan by the Council has established a basis for control of development in the neighbourhood. The City of Hamilton is now in a position to receive proposals from the developers to establish the appropriate zoning for projected development.

Capital works program related to the neighbourhood will be carried out by the City of Hamilton and the Regional Municipality of Hamilton-Wentworth as required in preparation of new development. The availability of developable areas is dependent on the provision of the required capital improvements such as major roads, sewers, and water services and sewage treatment facilities. In this respect, the department will accept applications from developers either only after the capital works are carried out or when the required capital works projects have been approved.

With the exception of public uses, the implementation of the plan shall be on the initiative of private enterprise and the individual schemes shall be in general compliance with the land use established in the approved neighbourhood plan. The plan is flexible enough to permit some change, although the basic concept must be retained. If the plan is too rigid, it will limit the opportunities to accomplish its function.

Zoning

The adoption and enforcement of zoning by-laws and subdivision regulations are vital to the effective implementation of the plan. Zoning is the principal means of protecting existing development and guiding future growth. The Zoning By-law establishes districts within the community, specifies which uses are permitted, specifies uniform regulations and so on. It also prevents incompatible development taking place, which may otherwise have adverse effects on property value and property maintenance.

Subdivision

Subdivision regulations contain adequate and effective control over the future subdivision of land. The application of these regulations in relation to zoning and recommendations for water and sanitary sewer systems will help achieve objectives for sound development in the area.

Installation of municipal and utility services would normally be initiated by the applicant on the advice of consulting engineers and approved by the City and Regional Engineer concurrent with the processing of the subdivision plans.

Site Plan Control

All multiple family and commercial development will be controlled by the City of Hamilton approved Development Control By-law under Section 35a of the Planning Act. This will ensure that the location of buildings, vehicular entrances, facades and overall appearance of the area will be in harmony with adjacent land uses.

Public Participation

The Proposed Plans were circulated to those Regional, Local and Provincial Authorities or Agencies who would be affected by the Plans. The attached Approved Plans reflect comments along with those received from citizens after three public meetings of the property owners held on November 2, 1977, March 20, 1978 and April 12, 1978.

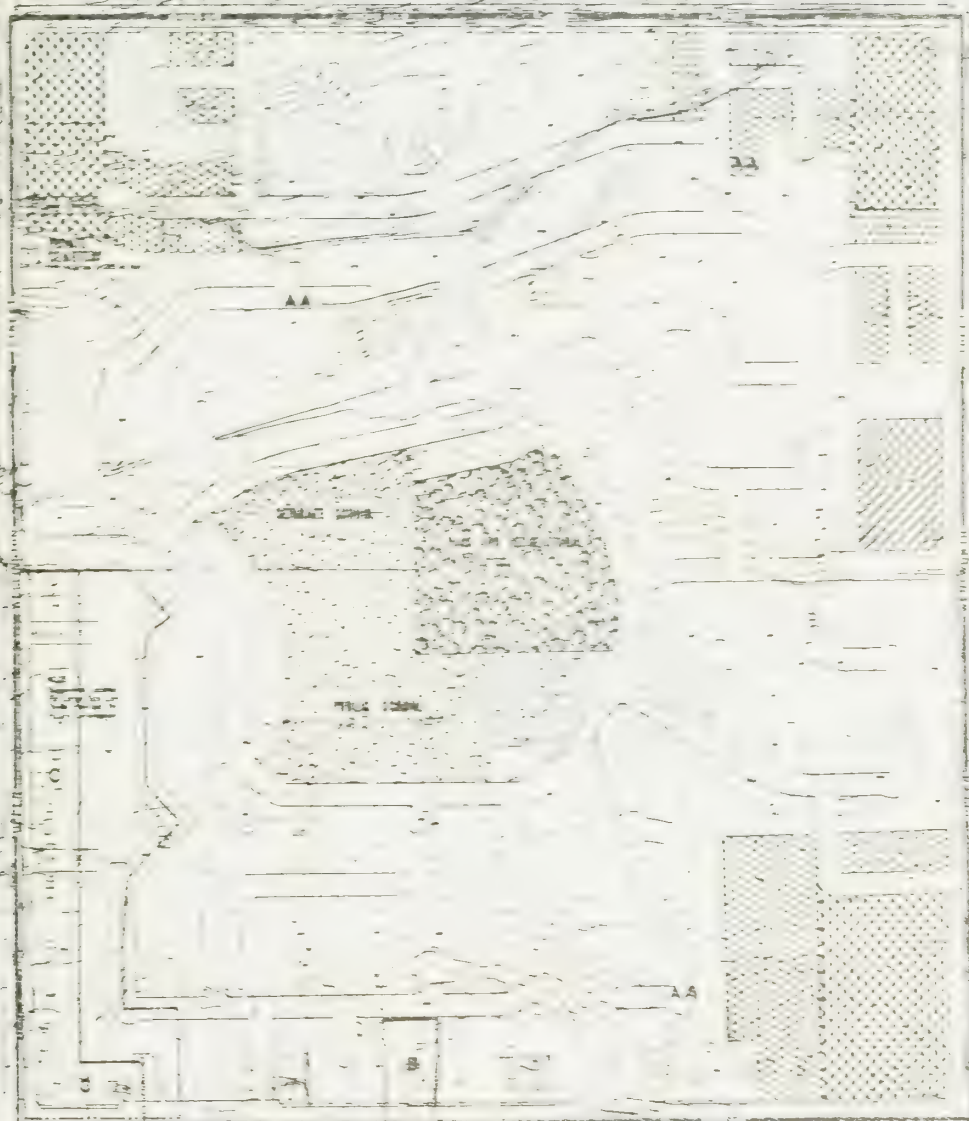
The plans will have meaning only to the extent that they are utilized in directing the public and private developments to achieve a desirable environment in the neighbourhood. Support and understanding of public officials and local groups is required before the plan can become a reality. Continued public interest and co-operation is therefore of prime importance in the successful realization of the scheme.

GROSS AREA : 8605 Ha or 212.63 Ac.
 GROSS RESIDENTIAL AREA : 76,01 Ha or 187.83 Ac.
 RESIDENTIAL GROSS DENSITY : 81.7 P/Ha or 33.1 P/Ac.
 POPULATION : 6208
 GROSS DENSITY : 72.1 P/Ha or 29.2 P/Ac.

NEIGHBOURHOOD ANALYSIS

NAME : BARNSTOWN
 DATE : February 1st., 1979

CATEGORY	USE	HECTARES or ACRES	%	UNIT/Ac.	%	PERSON/Ac.	%	REMARKS
EXISTING AND COMMITTED DEVELOPMENT								
Residential	C	3,14	7.77	6.3	39	4.5	142	4.5 @ 5 U/Ac. Ext. 16 Units
	Single	13,30	32.86	26.5	222	22.5	844	25.6
	Zero Lot Line	3,22	7.95	6.4	41	4.2	156	4.7
	Semi Detached	13,31	32.89	26.5	233	24.1	904	27.4
	Street Townhouses	4,63	11.56	9.3	126	12.8	479	14.5
	Medium Density Apartment	3,47	8.59	6.9	321	32.5	770	23.3
Sub Total		41.12	101.62		987	100%	3301	100%
Commercial Civic & Institutional		1.32	3.25	2.6				
	Public School	3,80	9.40	7.6				
	Separate School Block "A"	1,70	4.20	3.4				
Park & Recreational	Park	0,52	1.27	1.0				
	Block "B"	1,68	4.15	3.4				
Open Space	Private Cemetery	0,07	0.18	0.1	937	100%	3301	100%
Total		50,21	124.07	100%	937	100%		
UNDEVELOPED								
Residential	Single	2,83	7.00	7.9	35	4.0	133	4.6 @ 5 U/Ac. Ext. 1 Unit
	Single & Semi	26,13	65.43	73.9	475	54.5	1805	62.1 @ 7.25 U/Ac. Exist. 10 Units
	Street Townhouses	0,58	1.43	1.6	11	1.3	42	1.4
	Attached Housing	2,08	5.14	5.8	62	7.1	236	9.1
	Medium Density Apartment	2,92	7.21	8.2	266	31.1	691	23.8
Sub Total		34,89	86.21		871	100%	2907	100%
Park & Recreational	Park	0,95	2.35	2.6				
Total		35,84	88.56	100%	871	100%	2907	100%
DESIGN PLAN								
Residential	Single	5,97	14.77	6.9	74	4.0	281	4.5
	Single							
	Zero & Semi	56,31	139.13	65.5	376	51.5	1713	50.3
	Street Townhouses	5,26	12.99	6.1	137	7.1	501	8.4
	Attached Housing	2,08	5.14	2.4	62	3.3	236	3.3
	Medium Density Apartment	6,33	15.80	7.1	602	32.3	1481	23.5
Sub Total		76,01	187.83		1358	100%	6208	
Commercial Civic & Institutional		1.32	3.25	1.5				
	Schools	5,50	13.60	6.4				
Park & Recreational	Park	3,15	7.77	3.7				
	Private Cemetery							
Open Space		0,07	0.18	0.1				
Total		86,05	212.63	100%	1858	100%	6208	



EXISTING POPULATION

1000	10
1000	10
1000	10
1000	10
1000	10
1000	10

LAND USE

RESIDENTIAL

- single & double
- attached housing
- low density apts
- medium density apts
- high density apts
- commercial & apts

COMMERCIAL

INDUSTRIAL

CIVIC & INSTITUTIONAL

PARK & RECREATIONAL

OPEN SPACE

UTILITIES

UNDEVELOPED

Neighborhood Boundary
 Existing Boundary
 Existing Development Boundary

Approved
 Planning Department
 City of Hamilton

CITY OF HAMILTON
 PLANNING DEPARTMENT

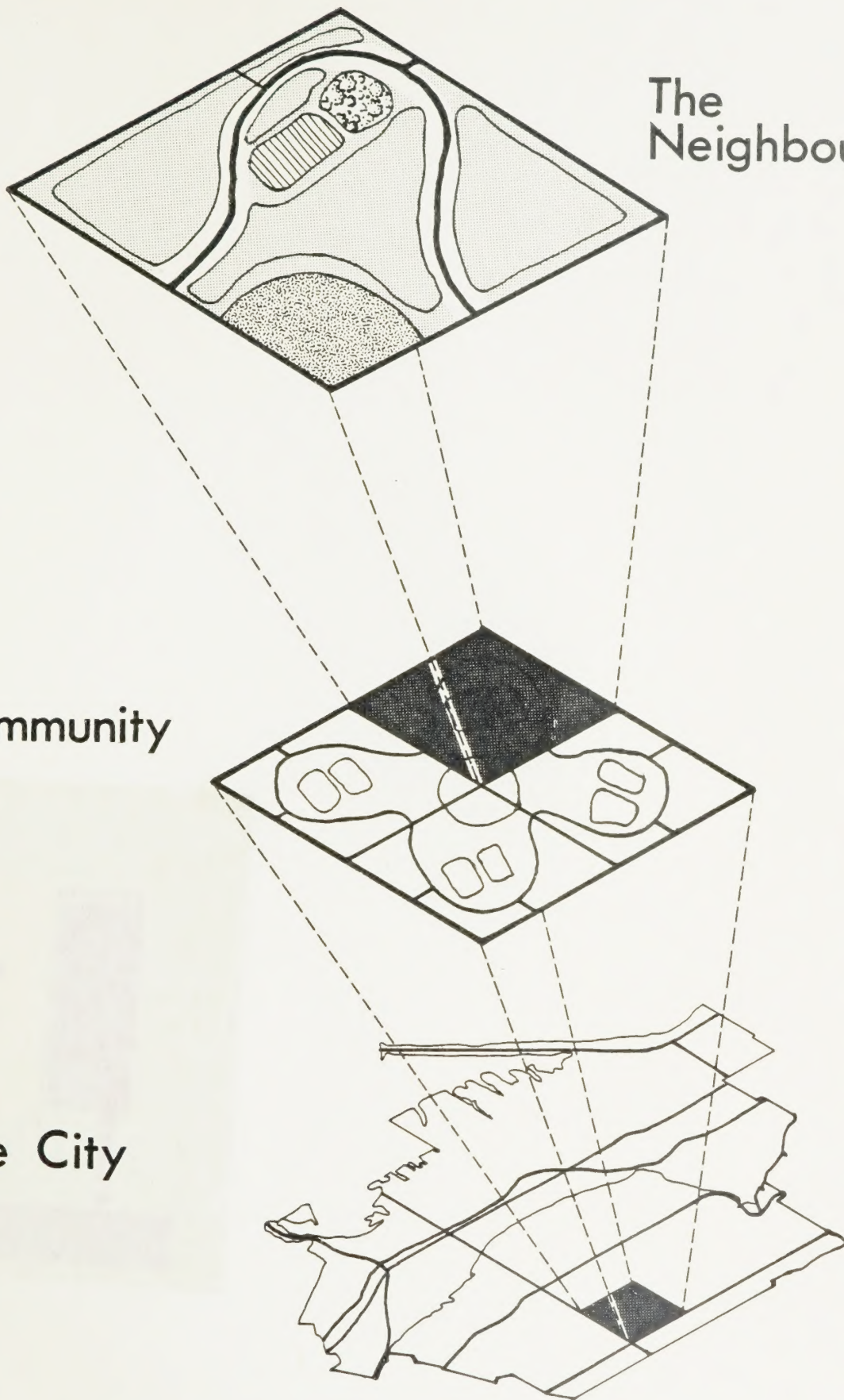
BARNSTOWN
 APPROVED PLAN



The
Neighbourhood

he Community

The City



URBAN/MUN

URBAN/M